

A GREAT INNER LOOP HOUSTON NEIGHBORHOOD, 624 HOMES

KnollwoodVillageVoice

WWW.KNOLLWOODVILLAGE.ORG

SEPTEMBER 2024

Upcoming Neighborhood Events

General Meeting, September 23rd, 6:30pm - Linkwood Community Center

National Night Out, October 1st, 5:30-7:30pm - Bailey Park (8011 Greenbush)

Fall Festival, October 27th, 2-4pm - Bailey Park (8011 Greenbush)

PHONE NUMBERS

Emergency
911

Houston Police
Non-Emergency #
713-884-3131

KVCC Patrol
SEAL Security
713-561-5757

Poison Control
800-222-1222

Animal Control
713-238-9600

All City Depts
311

Mayor's Office
713-247-2200

Harris County
Flood Control
713-684-4197

Street Light
Replacement
713-207-2222

President's Report

April Hearne

Dear Neighbors,

As summer wraps up and we head into fall, we're excited to update you on some important neighborhood events and news. Whether you've been here for years or are new to the community, we always appreciate the opportunity to connect and work together to keep our neighborhood a great place to live.

The Knollwood Village Civic Club is a club, not a HOA. There's a big difference, and it's one that most of us appreciate: the KVCC can not mandate dues nor create and enforce restrictions unrelated to the community's deed restrictions.

We ask that each household contribute \$55 a year to fund the club's essential functions: enforcing deed restrictions, publishing information to the neighborhood (by newsletter, website, and email), and sponsoring fun community events.

Decades ago, the neighborhood decided to initiate a security patrol to supplement the coverage we receive from the Houston Police Department. To pay for that, the KVCC 'passed the hat' amongst the

Continued, page 2

624 property owners that constitute our community. The money raised annually through that effort paid for the security patrol.

Several years ago, the Board elected to replace Smith Security with S.E.A.L. Security at a higher per-hour cost. Despite raising the security amount we ask homeowners to contribute, we are now facing a situation where we can not 'buy' as many hours a week as we used to.

When the 2024 budget was made late last year, we forecasted revenue and bought security hours based on those projections. For the first half of this year, we've 'over-bought' security hours based on where our security contributions stand to date.

Since we are not a HOA, we can request financial support but not demand it. That means we have to make adjustments. The KVCC can only buy as many hours as we have received contributions, which means fewer weekly hours for the rest of the year.

So, if you ever wonder why we always ask people to contribute, it is because of that simple fact: We can only buy as much in security patrol hours as we collect.

If you value the patrol and have not made a 2024 contribution, now is the time to act. On page four, our treasurer, Michelle Jarrell, gives you the three best ways to send in your dues. It's your call.

The club's General Meeting will be held **on September 23rd at 6:30 p.m.** at the Linkwood Community Center, and everyone is encouraged to attend.

Please join us, participate, ask questions, and offer suggestions. We need a good turnout to have a quorum to pass some required annual resolutions. This is our first in-person General Meeting since COVID. Let's make it a big, friendly, informative, and effective meeting.

Warmly,

April Hearne, *President*



We've got what your looking for at
www.KnollwoodVillage.org

Join us for Knollwood Village's National Night Out Celebration!



**October 1, 2024
5:30-7:30 pm**

Bailey's Park
8011 Greenbush



- **ENJOY COOL POPSICLES**
- **TALK TO YOUR NEIGHBORS**
- **SPRINKER FUN FOR THE KIDS!**

More at knollwoodvillage.org

Treasurer's Report

Michelle Jarrell, *Treasurer*

Dear Neighbors,

We're more than halfway through the year and are behind on collections this year.

As of Sept 3rd, dues received to date a total of \$62,257. This is 66% of our annual budget of \$87,000, and represents only 32% of the neighborhood households.

Please reach out to your neighbors and encourage them to support our neighborhood by paying their dues annually.

Although the dues are optional, the money collected is used to pay for our neighborhood security patrols, liability insurance, publishing the quarterly newsletter, web site, and emails, maintaining the esplanades, and supporting our community events.

One area we are having trouble with are rental homes. Landlords and renters both benefit from the security patrol. We believe landlords should contribute to protect their property and their tenants. We need them to step up.

We have also collected money from newsletter advertisers, and from homeowners who submit plans to our architectural review board. Those payments to date total \$2,835.

It's easy to make your contribution:

- By Zelle. The payee bank account is listed as KNOLLWOOD VILLAGE CIVIC CLUB, and the email address is treasurer@knollwoodvillage.org. **Please include your property address in the memo section** so that I can properly record your payment.
- Mail a check to Knollwood Village Civic Club, PO Box 20801, Houston, TX 77225
- Pay online, by visiting our website at <https://knollwoodvillage.org/contribute/>

If you have any questions about your current dues status, please feel free to contact me at treasurer@knollwoodvillage.org.

Sincerely,
Michelle



MONARCH

real estate & ranch

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- 8223 Lorrie
- 3610 Deal

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Contact Me

Tricia Eby

📞 713-825-1010

📷 @triciakeby

✉️ tricia@movewithmonarch.com

Knollwood Village Civic Club & Security Fund payments for 2024 by Address.								
Represents all payments received as of 9/10/24								
You can pay online at www.knollwoodvillage.org								
Or mail your check to: KVCC, PO Box 20801, Houston, TX 77225.								
If you believe there is an error, please contact us at treasurer@knollwoodvillage.org								
✓ = Civic Dues Contribution								
★ = Security Contribution								
+ = Additional Security								
2802 Ashwood St	8446 Bluegate St	3434 Broadmead Dr	✓*	3014 Conway St		2818 Fairhope St		
2803 Ashwood St	8447 Bluegate St	3435 Broadmead Dr		3015 Conway St		2819 Fairhope St		
2806 Ashwood St ✓*	8503 Bluegate St ✓*✎	3502 Broadmead Dr		3018 Conway St		2902 Fairhope St	✓*✎	
2807 Ashwood St	8506 Bluegate St ✓*	3503 Broadmead Dr		3019 Conway St		2903 Fairhope St		
2810 Ashwood St ✓*	8507 Bluegate St	3506 Broadmead Dr	✓*✎	3022 Conway St		2906 Fairhope St	✓*✎	
2811 Ashwood St ✓*	8510 Bluegate St	3507 Broadmead Dr		3023 Conway St		2910 Fairhope St	✓*	
2814 Ashwood St ✓*	8511 Bluegate St	3510 Broadmead Dr		3026 Conway St		2919 Fairhope St		
2815 Ashwood St	8514 Bluegate St	3511 Broadmead Dr		3027 Conway St		3003 Fairhope St		
2902 Ashwood St	8515 Bluegate St	3514 Broadmead Dr	✓*	3030 Conway St ✓*		3006 Fairhope St	✓*	
2903 Ashwood St ✓*✎	8518 Bluegate St ✓*	3515 Broadmead Dr		3031 Conway St		3007 Fairhope St	✓*	
2906 Ashwood St	8519 Bluegate St	3518 Broadmead Dr		3010 Deal St	✓*✎	3011 Fairhope St	✓*	
2907 Ashwood St ✓*✎	8522 Bluegate St	3519 Broadmead Dr		3011 Deal St		3015 Fairhope St	✓*	
2910 Ashwood St *✎	8523 Bluegate St ✓*	8515 Buffalo Speedway ✓*✎		3018 Deal St	✓*✎	3019 Fairhope St		
2911 Ashwood St	8526 Bluegate St	3002 Castlewood St		3026 Deal St		3023 Fairhope St		
2914 Ashwood St	8527 Bluegate St ✓*✎	3003 Castlewood St		3027 Deal St	✓*	3026 Fairhope St		
2915 Ashwood St	8530 Bluegate St	3006 Castlewood St		3102 Deal St	✓*✎	3030 Fairhope St	✓*	
8506 Bevlyn Dr	8001 Braesmain Dr	3007 Castlewood St	✓*	3103 Deal St		3107 Fairhope St		
8510 Bevlyn Dr	2902 Broadmead Dr	3010 Castlewood St		3106 Deal St		3102 Gannett St	✓*✎	
8602 Bevlyn Dr	2925 Broadmead Dr ✓*	3011 Castlewood St		3107 Deal St	✓*✎	3106 Gannett St	✓*	
8606 Bevlyn Dr	2929 Broadmead Dr ✓*✎	3014 Castlewood St		3110 Deal St		3107 Gannett St		
8610 Bevlyn Dr	3006 Broadmead Dr ✓*✎	3015 Castlewood St	✓*✎	3111 Deal St		3110 Gannett St		
8614 Bevlyn Dr	3009 Broadmead Dr ✓*	3018 Castlewood St		3114 Deal St		3111 Gannett St	✓*✎	
8702 Bevlyn Dr	3010 Broadmead Dr ✓*✎	2802 Chiswell St		3115 Deal St	✓*✎	3114 Gannett St		
8706 Bevlyn Dr	3014 Broadmead Dr	2803 Chiswell St	✓*	3118 Deal St		3115 Gannett St		
8710 Bevlyn Dr	3015 Broadmead Dr ✓*✎	2806 Chiswell St		3119 Deal St		3118 Gannett St		
8714 Bevlyn Dr	3018 Broadmead Dr	2807 Chiswell St		3123 Deal St		3119 Gannett St	✓*✎	
8802 Bevlyn Dr	3019 Broadmead Dr	2810 Chiswell St		3402 Deal St	✓*	3122 Gannett St	✓*	
8806 Bevlyn Dr	3022 Broadmead Dr	2811 Chiswell St		3403 Deal St	✓*	3123 Gannett St		
8810 Bevlyn Dr ✓*	3023 Broadmead Dr	2814 Chiswell St		3406 Deal St	✓*	3402 Gannett St		
8902 Bevlyn Dr	3026 Broadmead Dr	2815 Chiswell St	✓*✎	3407 Deal St		3403 Gannett St		
8906 Bevlyn Dr	3027 Broadmead Dr	2902 Chiswell St		3410 Deal St		3406 Gannett St		
8910 Bevlyn Dr	3102 Broadmead Dr ✓*✎	2903 Chiswell St	✓*✎	3411 Deal St	✓*✎	3407 Gannett St		
8402 Bluegate St ✓*✎	3103 Broadmead Dr ✓*	2906 Chiswell St		3414 Deal St	✓*✎	3410 Gannett St		
8406 Bluegate St	3106 Broadmead Dr ✓*	2907 Chiswell St	✓*	3415 Deal St		3411 Gannett St		
8407 Bluegate Ct	3107 Broadmead Dr ✓*✎	2910 Chiswell St	✓*	3418 Deal St	✓*	3414 Gannett St	✓*✎	
8410 Bluegate St ✓*✎	3110 Broadmead Dr	2911 Chiswell St		3419 Deal St	✓*	3415 Gannett St		
8411 Bluegate Ct	3111 Broadmead Dr	2914 Chiswell St	✓*	3422 Deal St		3418 Gannett St		
8414 Bluegate St ✓*	3114 Broadmead Dr	2802 Conway St	✓*✎	3423 Deal St		3419 Gannett St		
8415 Bluegate Ct	3115 Broadmead Dr	2803 Conway St		3426 Deal St		3422 Gannett St		
8417 Bluegate St	3118 Broadmead Dr	2806 Conway St	✓*	3427 Deal St	✓*✎	3423 Gannett St		
8418 Bluegate St ✓*✎	3119 Broadmead Dr	2807 Conway St	✓*	3430 Deal St		3426 Gannett St		
8419 Bluegate Ct	3122 Broadmead Dr ✓*✎	2810 Conway St	✓*✎	3431 Deal St	✓*	3427 Gannett St	✓*✎	
8422 Bluegate St ✓*	3123 Broadmead Dr	2811 Conway St		3434 Deal St		3430 Gannett St		
8423 Bluegate Ct	3402 Broadmead Dr ✓*✎	2814 Conway St	✓*	3435 Deal St		3431 Gannett St		
8426 Bluegate St ✓*	3403 Broadmead Dr	2815 Conway St		3502 Deal St		3434 Gannett St		
8426 Bluegate St	3406 Broadmead Dr ✓*	2902 Conway St		3503 Deal St		3435 Gannett St		
8427 Bluegate Ct	3407 Broadmead Dr	2903 Conway St		3506 Deal St		3502 Gannett St		
8427 Bluegate St	3410 Broadmead Dr	2906 Conway St		3507 Deal St		3503 Gannett St	✓*✎	
8430 Bluegate St *✎	3411 Broadmead Dr ✓*	2907 Conway St	✓*	3510 Deal St	✓*	3506 Gannett St	✓*	
8431 Bluegate Ct ✎✎	3414 Broadmead Dr	2910 Conway St		3511 Deal St		3507 Gannett St	✓*	
8431 Bluegate St	3418 Broadmead Dr ✓*✎	2911 Conway St	✓*	3514 Deal St		3510 Gannett St	✓*✎	
8434 Bluegate St	3419 Broadmead Dr	3003 Conway St		3515 Deal St	✓*✎	3511 Gannett St		
8435 Bluegate St	3422 Broadmead Dr	3004 Conway St		3518 Deal St		3514 Gannett St		
8438 Bluegate St ✓*✎	3423 Broadmead Dr ✓*	3006 Conway St		3519 Deal St		3515 Gannett St		
8439 Bluegate St	3427 Broadmead Dr	3007 Conway St		8206 Fairhope Pl		3518 Gannett St	✓*	
8442 Bluegate St	3428 Broadmead Dr ✓*✎	3010 Conway St		8207 Fairhope Pl		3519 Gannett St	✓*	
8443 Bluegate St ✓*✎	3431 Broadmead Dr	3011 Conway St	✓*	8211 Fairhope Pl		7906 Greenbush St	✓*	
				8310 Fairhope Pl	✓*	7911 Greenbush St		
				8315 Fairhope Pl	✓*✎	7915 Greenbush St		
				8316 Fairhope Pl	✓*	8000 Greenbush St	✓*✎	
				8319 Fairhope Pl		8003 Greenbush St		
				2802 Fairhope St	✓*✎	8007 Greenbush St		
				2803 Fairhope St		8011 Greenbush St		
				2806 Fairhope St	✓*✎	8103 Greenbush St		
				2807 Fairhope St		8107 Greenbush St	✓*✎	
				2810 Fairhope St		8111 Greenbush St		
				2811 Fairhope St	✓*✎	8115 Greenbush St		
				2814 Fairhope St	✓*	8119 Greenbush St	✓*✎	
				2815 Fairhope St		8121 Greenbush St		

8202 Greenbush St	✓*	2807 Linkwood Dr	✓*	8107 Lorrie Dr		3503 Norris Dr		3003 Stanton St	
8206 Greenbush St	✓*	2810 Linkwood Dr		8111 Lorrie Dr	✓*	3506 Norris Dr		3006 Stanton St	
8210 Greenbush St		2811 Linkwood Dr	✓*●	8115 Lorrie Dr		3507 Norris Dr		3007 Stanton St	✓*
8302 Greenbush St	✓*	2814 Linkwood Dr		8119 Lorrie Dr		3510 Norris Dr		3010 Stanton St	
8306 Greenbush St	✓*	2815 Linkwood Dr		8123 Lorrie Dr		3511 Norris Dr	✓*●	3011 Stanton St	
8310 Greenbush St		2818 Linkwood Dr	✓*	8126 Lorrie Dr	✓*	3514 Norris Dr		3014 Stanton St	
8314 Greenbush St		2819 Linkwood Dr	✓*●	8127 Lorrie Dr		3515 Norris Dr		3015 Stanton St	
8315 Greenbush St	✓*	2823 Linkwood Dr	✓*●	8203 Lorrie Dr	✓*●	3518 Norris Dr		3018 Stanton St	✓*
8318 Greenbush St		2827 Linkwood Dr		8207 Lorrie Dr		3519 Norris Dr		3019 Stanton St	
8319 Greenbush St		2830 Linkwood Dr		8211 Lorrie Dr		2803 Prescott St	✓*	3022 Stanton St	
8407 Greenbush St	✓*	2831 Linkwood Dr		8215 Lorrie Dr		2806 Prescott St	✓*●	3023 Stanton St	
8411 Greenbush St	✓*●	2835 Linkwood Dr	✓*	8219 Lorrie Dr	✓*	2807 Prescott St		3026 Stanton St	✓*
8415 Greenbush St		2839 Linkwood Dr		8223 Lorrie Dr		2810 Prescott St	✓*	3027 Stanton St	✓*
8419 Greenbush St	✓*	2903 Linkwood Dr	✓*	8227 Lorrie Dr		2811 Prescott St	✓*●	3030 Stanton St	✓*●
8422 Greenbush St		2907 Linkwood Dr		8231 Lorrie Dr		2814 Prescott St	✓*●	3031 Stanton St	
8423 Greenbush St	✓*	2908 Linkwood Dr	✓*●	8303 Lorrie Dr		2815 Prescott St		3005 Tilden St	✓*●
8427 Greenbush St		2911 Linkwood Dr		8307 Lorrie Dr		2902 Prescott St		3006 Tilden St	
8502 Greenbush St	✓*	2915 Linkwood Dr		8311 Lorrie Dr		2903 Prescott St		3010 Tilden St	
8506 Greenbush St		3003 Linkwood Dr	✓*	8315 Lorrie Dr		2906 Prescott St		3014 Tilden St	✓*●
8507 Greenbush St		3007 Linkwood Dr		8319 Lorrie Dr		2907 Prescott St		3017 Tilden St	✓*
8510 Greenbush St	✓*	3010 Linkwood Dr		8323 Lorrie Dr	✓*	2910 Prescott St		3018 Tilden St	✓*●
8511 Greenbush St		3011 Linkwood Dr		8327 Lorrie Dr		2911 Prescott St	*	3022 Tilden St	
8515 Greenbush St	✓*	3014 Linkwood Dr	✓*●	8331 Lorrie Dr		3002 Prescott St		3023 Tilden St	✓*●
8518 Greenbush St	✓*●	3015 Linkwood Dr	✓*●	8402 Lorrie Dr		3006 Prescott St		3026 Tilden St	
8519 Greenbush St		3018 Linkwood Dr		8403 Lorrie Dr		3010 Prescott St	✓*	3027 Tilden St	✓*
8522 Greenbush St		3019 Linkwood Dr		8406 Lorrie Dr		3011 Prescott St	✓*	3002 Winslow St	
8523 Greenbush St	✓*●	3023 Linkwood Dr		8407 Lorrie Dr	✓*	3014 Prescott St	*	3006 Winslow St	
8526 Greenbush St	✓*	3101 Linkwood Dr		8410 Lorrie Dr		3018 Prescott St		3007 Winslow St	
8527 Greenbush St		3102 Linkwood Dr		8414 Lorrie Dr		3022 Prescott St		3011 Winslow St	✓*●
8531 Greenbush St		3106 Linkwood Dr		8418 Lorrie Dr		3023 Prescott St		3015 Winslow St	
8403 Hatton St		3107 Linkwood Dr		8419 Lorrie Dr		3026 Prescott St		3018 Winslow St	
8406 Hatton St	✓*●	3110 Linkwood Dr		8422 Lorrie Dr		3027 Prescott St	✓*	3019 Winslow St	
8407 Hatton St		3111 Linkwood Dr		8423 Lorrie Dr		3030 Prescott St		3022 Winslow St	✓*●
8410 Hatton St		3114 Linkwood Dr		8426 Lorrie Dr		3031 Prescott St	✓*●	3023 Winslow St	
8411 Hatton St	✓*	3115 Linkwood Dr		8427 Lorrie Dr		2731 S Braeswood Blvd		3027 Winslow St	✓*
8414 Hatton St		3118 Linkwood Dr	*●	8431 Lorrie Dr		2803 S Braeswood Blvd	✓*●	3028 Winslow St	
8415 Hatton St	✓*	3119 Linkwood Dr		3003 Norris Dr	✓*●	2811 S Braeswood Blvd		3031 Winslow St	✓*
8418 Hatton St	✓*●	3122 Linkwood Dr		3007 Norris Dr		2815 S Braeswood Blvd	✓*	3032 Winslow St	
8419 Hatton St		3123 Linkwood Dr		3011 Norris Dr	✓*	2931 S Braeswood Blvd	✓*		
8422 Hatton St		3402 Linkwood Dr		3102 Norris Dr		3003 S Braeswood Blvd	✓*		
8423 Hatton St		3403 Linkwood Dr		3103 Norris Dr		3007 S Braeswood Blvd	✓*		
8426 Hatton St	✓*	3406 Linkwood Dr		3106 Norris Dr		3011 S Braeswood Blvd	✓*		
8427 Hatton St		3407 Linkwood Dr		3107 Norris Dr	✓*	3015 S Braeswood Blvd			
8430 Hatton St		3410 Linkwood Dr	✓*	3110 Norris Dr		3019 S Braeswood Blvd			
8431 Hatton St		3411 Linkwood Dr	✓*	3111 Norris Dr	✓*	3023 S Braeswood Blvd			
8502 Hatton St		3414 Linkwood Dr	✓*	3114 Norris Dr		3027 S Braeswood Blvd	✓*		
8503 Hatton St		3415 Linkwood Dr		3115 Norris Dr	✓*	3031 S Braeswood Blvd			
8506 Hatton St		3418 Linkwood Dr		3118 Norris Dr		8002 Serenity Ct			
8507 Hatton St		3419 Linkwood Dr		3119 Norris Dr		8003 Serenity Ct			
8510 Hatton St		3422 Linkwood Dr	✓*	3122 Norris Dr	✓*	8006 Serenity Ct			
8511 Hatton St		3423 Linkwood Dr	✓*	3123 Norris Dr		8007 Serenity Ct			
8514 Hatton St		3426 Linkwood Dr		3402 Norris Dr		8010 Serenity Ct			
8515 Hatton St		3427 Linkwood Dr		3403 Norris Dr		8011 Serenity Ct			
8518 Hatton St		3430 Linkwood Dr	✓*	3406 Norris Dr		8014 Serenity Ct			
8519 Hatton St	✓*	3431 Linkwood Dr		3407 Norris Dr	✓*●	8015 Serenity Ct			
8522 Hatton St	✓*●	3434 Linkwood Dr		3410 Norris Dr		2803 Stanton St	✓*		
8523 Hatton St		3435 Linkwood Dr		3411 Norris Dr		2806 Stanton St	✓*●		
8526 Hatton St		3502 Linkwood Dr		3414 Norris Dr		2807 Stanton St			
8527 Hatton St	✓*	3506 Linkwood Dr		3415 Norris Dr	✓*●	2810 Stanton St			
8530 Hatton St		3510 Linkwood Dr	✓*●	3418 Norris Dr		2811 Stanton St			
8531 Hatton St		3511 Linkwood Dr		3419 Norris Dr		2814 Stanton St	✓*		
8534 Hatton St	✓*●	3514 Linkwood Dr		3422 Norris Dr		2815 Stanton St	✓*●		
8537 Hatton St		3518 Linkwood Dr		3423 Norris Dr		2902 Stanton St			
8538 Hatton St		3710 Linkwood Dr		3426 Norris Dr		2903 Stanton St			
8541 Hatton St		8007 Lorrie Dr	✓*●	3427 Norris Dr		2906 Stanton St			
8542 Hatton St		8011 Lorrie Dr	●	3431 Norris Dr		2907 Stanton St	✓*		
2802 Linkwood Dr	✓*	8015 Lorrie Dr	✓*	3434 Norris Dr	✓*●	2910 Stanton St			
2803 Linkwood Dr		8103 Lorrie Dr	✓*	3435 Norris Dr		2911 Stanton St	*●		
2806 Linkwood Dr		8106 Lorrie Dr		3502 Norris Dr		3002 Stanton St			

Meet Your Neighbor

My name is **Leslie Swain**, and I live on Stanton Street. I moved to Houston from Atlanta, Georgia, because my middle son and daughter-in-law live in West University, and we were about to welcome my first grandchild, who was born in July. I have two other sons who both live in California. Since we had no family in Atlanta, and my husband passed away many years ago, it was time for me to move closer to my children.

My children found a house for me in Knollwood Village so I could be near them, and I now have a small, one-story house that's easier for me to get around in.

What I love best about Knollwood Village is the neighbors. I have never been in such a welcoming community. I lived in the same neighborhood in Atlanta for 40 years and was worried about making new friends, but that hasn't been a problem here.



My late husband was English, and I've always been an Anglophile. You can tell by the picture of the Queen on the back of my Fiat. I also have two corgis, Max and Isabel, who have adjusted to Houston, though not to the weather. If you asked me, my favorite thing about Knollwood Village so far is that it's off Buffalo Speedway, which means I can get anywhere I need to go without getting on the highway. And I love H-E-B, Tiny Boxwoods, and the McGovern Library!



I worked for almost 40 years at the Piedmont Heart Institute in Atlanta, Georgia, doing exercise testing, taking patient histories, reading Holter monitors, and working in the Cath Lab. I'm also an avid gardener and am working on my backyard. I have a raised bed for vegetable gardening and lots of herbs in pots, and since I love to cook, I try to incorporate what I grow into my meals. I haven't done as much traveling recently, but this October, I'm going to Venice for a week, and I'm really excited about that since I haven't been there in almost 50 years!

Knollwood Village Civic Club

General Meeting

September 23, 2024

Linkwood Community Center

6:30 pm

Please join us. This is our first in-person General Meeting since COVID. We will discuss neighborhood issues and vote on several resolutions that help govern the club. We need a quorum to make those votes count, so please attend if you can.

THE KNOLLWOOD VILLAGE FALL FESTIVAL

PLEASE BRING THE FAMILY & JOIN US:

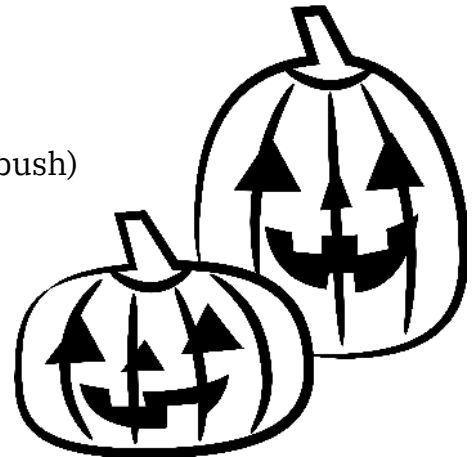
Date: Sunday, October 27

Time: 2:00 - 4:00 PM

Place: Bailey Park (corner of Conway and Greenbush)

FEATURING:

- Live band
- Hay bales to sit on and visit
- Pumpkin-carving tables
- Apple cider and donuts
- Halloween costumes are welcome



FAMILIES:

Please bring your own pumpkins and carving tools to the park so you can create Jack-o-Lanterns to take home!

You are welcome to bring a dessert to share. We will have a dessert table set up at the park

See you then!

Security Report

David Wood, *Security Chair*

KVCC Incident Report May 2024 to mid August 2024

The Knollwood Village security incidents reported below are compiled from reports that residents make to S.E.A.L. Security Solutions (SEAL), crime data from the Houston Police Department that is available on the internet, and reports from residents. Information available on the crime data website is limited to the basic details of block number, date, time, and type of crime.

NOTE: Please report all criminal incidents to both HPD and SEAL Security. This reporting redundancy is important. HPD allocates their patrol resources to areas that report incidents. It is to Knollwood Village's benefit to report all incidents that occur here to HPD so we can have additional HPD patrols. In addition, SEAL Security does not receive HPD reports so if SEAL is not informed our SEAL officer will not know what to be on the lookout for during patrols. Also, SEAL provides a detailed history of reported incidents to the KVCC and that record is one of the sources of information used to compile our quarterly newsletter report which helps keep residents informed about how the criminals operate so deterrent measures can be made more effective.

If you notice any persons in the neighborhood who are behaving suspiciously please call the Houston

Police Department's non-emergency phone number, which is 713-884-3131, and report them. After you report the suspicious person(s) to HPD please call SEAL Security at 713-561-5757, and report the suspicious person(s) to them.

If, however, you see a crime in progress, such as a person breaking the window of a house or kicking in a door, then call 911, the City of Houston's emergency number, to report it.

Knollwood Village is in Precinct 7 of the Harris County Constable's office. The patrol dispatch number for the Precinct 7 Constable's office is 713-643-6602. The Houston Police Department should always be called first at their non-emergency number listed above, but feel free to call the Precinct 7 Constable second. If a Constable officer happens to be patrolling in the area they may be able to respond to a call more quickly than HPD officers patrolling further away.

Summer Incidents (May 2024 through mid August 2024)

8400 block Bluegate (5/8/24, Wednesday, 8:05 AM) - Resident advised patrol officer of a female who allowed her dog to poop in the resident's yard, which caused a disagreement between the complainant and the dog owner. The resident asked the officer if he saw the dog owner to advise her not to allow her dog to defecate in their yard.

Your annual KVCC dues pay for this security patrol.

8400 block Lorrie (5/31/24, Friday, 7:47 AM)
- Caller reported that a male was on their front porch earlier in the morning. Officers were made aware and would keep an eye out for the subject.

8400 block Bluegate (6/24/24, Monday, 10:35 AM) - Officer dispatched to take theft report. An individual had gotten into a neighbor's truck and taken a drill.

8800 block Bevlyn (7/1/24, Monday, 5:00 PM) - Theft from Motor Vehicle.

2800 block Fairhope (7/3/24, Wednesday, 8:00 PM) - Destruction, Damage, Vandalism.

3400 block Gannett (7/5/24, Friday, 5:00 PM)
- Resident reported concerns about a short term rental house in the area. The previous evening short term renters hosted a large party at the rental house.

2800 block Ashwood (7/10/24, Wednesday, 4:17 PM) - Dispatch contacted officer regarding person on a bicycle looking over the fence of a house. Officer reported that property owner was on site and the person with the bike was a tenant.

2900 block Chiswell (7/12/24, Friday, 4:40 PM) - Officer dispatched to residence regarding an alarm. The home was secure and undisturbed, with no sign of a break-in.

3000 block Fairhope (7/15/24, Monday, 4:00 AM) - Officer noted an open garage door at residence.

3000 block Broadmead (7/19/24, Friday, 4:00 AM) - Theft from Motor Vehicle.

8300 block Bluegate (7/19/24, Friday, 9:00 AM) - While conducting a vacation watch the officer noted that CenterPoint was working on a power line at the property.

2900 block Conway (7/20/24, Saturday, 3:00 AM) - Officer noted an open garage door at residence.

3000 block Prescott (7/29/24, Monday, 10:00 PM) - Theft from Motor Vehicle.

Ashwood and Greenbush (7/31/24, Wednesday, 6:20 AM) - Caller reported an individual wandering around in their pajamas. Officer searched for the person, but was unable to locate them.

2900 block Conway (7/31/24, Wednesday, 5:00 PM) - Burglary, Breaking and Entering.

2800 block Conway (7/31/24, Wednesday, 9:00 PM) - Burglary, Breaking and Entering.

8400 block Hatton (8/2/24, Friday, 3:09 PM) - Officer took report from resident reporting a prowler wandering around their property around 10:00 PM to 11:00 PM the previous two nights.

2900 block S Braeswood (8/5/24, Monday, 6:00 PM) - Theft of Motor Vehicle Parts or Accessory.

3400 block Norris (8/13/24, Tuesday, 11:00 AM) - Theft from Motor Vehicle.

3000 block Winslow (8/15/24, Thursday, 12:00 PM) - Destruction, Damage, Vandalism.

Incident Type	Nov 2022 to Feb 2023	Mar to May 2023	June to Aug 2023	Sept to Nov 2023	Dec 2023 to Jan 2024	Feb to early June 2024	May to mid-Aug 2024
Short term rental disturbance						2	1
Burglary of residence	3		1				2
Theft from residence or unspecified theft	1	2		1		1	
Theft or burglary from vehicle			2	2		3	6
Theft of vehicle		1					
Simple assault (intimidation)	1		1		1	2	
Dog related incidents		3				1	1
Suspicious Person or Vehicle	13	4	10	3	4	3	4
Solicitors	4	4	4	1		2	1

Notes

2023-2024 Winter period only contains two months of data since February SEAL data were not available to include when the Winter newsletter went to press.

A significant fraction of the more serious incidents, like burglary and theft, are only being reported to the Houston Police Department and not to SEAL Security.

During the past year or so a significant fraction of the suspicious person reports appear to involve people who are homeless or intoxicated, in contrast to a more general report of someone behaving in a suspicious manner.

If you notice any persons in the neighborhood who are behaving suspiciously please call the Houston Police Department's non-emergency phone number, which is 713-884-3131. After you report the suspicious person(s) to HPD please call SEAL Security at 713-561-5757, and report the suspicious person(s) to them. If, however, you see a crime in progress, such as a person breaking the window of a house or kicking in a door, then call 911, the City of Houston's emergency number, to report it.

The 411 on 311

In Houston, 311 is a non-emergency service designed to help residents address a variety of city-related issues.

It can be used to request services like trash collection or report potholes, streetlight outages, graffiti, or water leaks. It's also a resource for inquiries about city services such as recycling, bulk waste pickup, and neighborhood cleanups.

Beyond service requests, 311 can also be used to report activities that violate city ordinances. This includes illegal dumping, noise violations, improper parking, overgrown lots, and other code enforcement concerns.



Reporting these issues helps ensure our neighborhood stays clean, safe, and in compliance with city regulations.

There are several ways to use 311: you can call the hotline, download the Houston 311 mobile app, or visit the online portal at houstontx.gov/311.

It's a quick and convenient way to improve our community and take action on concerns that affect your quality of life!



Luxury Custom Homes on Your Lot

- **FREE** Custom Plan Design
- **FREE** individually engineered home for your lot
- **FREE** Interior Designer provided for every customer
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- Teardowns of existing homes are easy, they take less than half a day

RACHAEL EDGERLY | 832 215 5091 | Rachael.Edgerly@PartnersInBuilding.com



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Knollwood Village: An Inside the Loop Jewel

*The Knollwood Village Voice reached out to long-time resident and real agent agent **Tricia Eby** for her take on the current state of our real estate market. The interview has been edited for length and clarity.*

I've lived in Knollwood Village for 30 years. I've been active as a real estate agent for 14 years.

Today, the market here is good; it's always been good. We've always had strong value in our neighborhood because we have a great location. Right now, houses in Knollwood Village are still selling when they're priced well and in good condition. We still have a strong market, even with the interest rates.

New homes or remodeled and in good condition can sell for over \$300 a square foot. The price ranges, but it's a good average: \$276 to \$342.

Selling the Neighborhood

I let clients know upfront what a great community we have. They like the feel of the neighborhood. I let them know that many young Med Center people and professors work at the University of Houston, Rice.

I say come check out the neighborhood anytime. You'll always see people out and about strolling, walking dogs, and kids out playing and riding bikes. It's a very

family-friendly neighborhood, which says a lot. It's just a good feel, and everybody recognizes everybody—most people know their neighbors around here pretty well.

Backyards are important features to buyers. People want to enjoy their backyards with their families, and they're an extended living space. Many people want to have room for a pool. Buyers value a nice, peaceful place to be outside.

People like our neighborhood and enjoy its general location — close to NRG, the Texas Medical Center, downtown, Greenway Plaza, and even the Galleria area.

Houston traffic has increased dramatically over the last several years, creating a high demand for homes inside Loop 610. Knollwood Village is perfectly positioned. We offer new construction and existing homes, and it's a nice neighborhood. It's a little jewel of a neighborhood within the inner loop.

I always like to highlight that we are zoned to one of the best high schools in HISD. I say to look on greatschools.org. What I've told people is that if they are not happy with the elementary school that they are zoned to, there are other options with magnet schools, such as Mark Twain, a great school. There are also some very affordable private schools in our area.

The new pedestrian bridge across Brays Bayou makes crossing to the other side easier and safer. Now, we can all be one big happy community.

Flooding Issues

People ask about flooding. *Did this home flood?* Many people don't even want to hear about a home that flooded. Fortunately, our neighborhood, for the most part, did not suffer flooding, and they have done a tremendous amount of work on the bayou in recent years. We haven't had any significant flooding events since then. We are hopeful we'll be safe from flooding in the future.

Rental Market

From what I understand from a lender I spoke to recently, the market for Airbnb is getting a little saturated, but there are investments in long-term rental homes.

The neighborhood has good rentals, suitable for Med Center people who need to be close to the Med Center for two or

three years and are willing to pay to be in a lovely, well-maintained rental home.

Market Outlook

I feel confident in our neighborhood. It has held up well. We're currently low on homes for sale, probably less than 5%. Some are sitting there because of their pricing and condition.

The spec builders are moving further north on the Bayou. They're focusing now on neighborhoods where they believe they can get a higher price.

You know there's a buyer for every home. Some people want to stay away from busy intersections. Of course, the houses in the interior neighborhood would sell a lot better.

Interest rates dropped a whole percentage, and they're expected to drop more in September. This encourages people to put their houses on the market where they might have been waiting before. The buyers will be coming back out now. It's usually slow toward the end of the year and the holidays. It will pick up in February, March, and April until the end of the summer.

We were a well-kept secret for a long time. We are in the middle of everything. I love it here. We raised our kids in this neighborhood, and it's been great. It's a perfect neighborhood.



ACC Report

Joe Powers, *Chair*

Date	Address	Street	Description of Request	Approved	Rejected	Notes:
3/5/2024	2908	Linkwood	Reclad entire house			Did not submit to the ACC. The front used to have brick cladding and it has either been removed or possibly just covered up. The house needs to have at least as much brick/masonry on the front elevation as it did before the new cladding was installed subject to ACC approval after submission; 3/6/24 Sent the homeowner (per HCAD) a Section 209 letter requesting compliance with the KVCC deed restrictions; 3/18/24 homeowner requested meeting with the ACC; 4/15/24 Zoom meeting with homeowner who agreed to submit design to ACC that includes masonry on the front elevation;
3/13/2024	3005	Tilden	New Fence	X		4/11/24 approved with exceptions
3/15/2024	3118	Linkwood	New Construction	X		3/22/24 requested verification of 500 year floodplain and conformance with 24 inch above 500 year floodplain for the first floor; 4/29/24 revised plans still not ready per builder; 6/3/24 revised plans approved.
4/18/2024	8402	Bluegate	Solar Installation			ACC approval not required - yet; proposed installation appears to comply with soon to be adopted KVCC solar guidelines;
4/21/2024	8426	Bluegate	Backyard Shed	X		4/22/24 sent to committee members for review; 4/30/24 requested more detail on design of the shed; Additional detail received; plans approved 6/5/24.
5/29/2024	3015	Stanton	New Construction			5/29/24 partial submission - does not include ACC Submission Form nor does it include an Elevation Certificate; 6/3/24 forwarded submission to ACC as well as requested missing information from the submitter:



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Braeswood Place Moms Club (BPMC)

We are a wonderful community of moms living in Braeswood Place and the surrounding neighborhoods in Houston, TX.

As friends and neighbors, we support and encourage each other as we explore the journey of motherhood.

Upcoming Events:

Los Tios Happy Hour - Sept 19th

Fire Truck Tour - Sept 21

Mom's Night Out - Oct 10

2nd Fire Truck Tour - Oct 12

Family Brewery Event - Oct TBD

If you would like to join our community of moms, check out our website at braeswoodplacemomsclub.com.

All membership, sponsor, or event host inquiries can be sent to our President, Alyssa Simmons, through braeswoodplacemoms@gmail.com.

Use this
QR code
to view the
BPMC website:



Longfellow Elementary School Update

Longfellow welcomed back all our Leopards on Aug. 12.

The PTO is taking orders for spirit wear. Visit <https://longfellow-elementary-pto.square.site> to purchase your Longfellow shirts and sweatshirts and show your Leopard pride!

You can also purchase birthday grams to celebrate your special child with their name on the school marquee and a box of treats on their special day.

Don't forget to join the PTO as a member and renew your VIPS (Volunteer In Public Schools) registration so you can volunteer at the school. There are many committees and ways to get involved!

Every Wednesday is Longfellow College Day. Leopards are encouraged to wear their favorite college shirt with their uniform bottoms to let the world know we are college bound! Participation is voluntary. Students not participating in College Day should wear their standard uniform.

Keep an eye out for information about Fall Festival, Spirit Nights, movie nights and more this fall!

Thank you to all who have donated new or gently used school uniforms to Longfellow. The school always needs more in all kids' sizes, so please keep the school clinic in mind when you donate clothes. It truly helps get students back to class and back to learning.

Go Leopards!

—Longfellow PTO

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Vice President

Paige Willingham

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Treasurer

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Laura Ferro, Grant Heemer, Michelle Moudry,
Cheryl O'Brien, Joe Powers, Scott Rose,
David Wood

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David Roder, Brent Nyquist

Bev Blackwood, Reed Hablinski , Parul Vyas

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David Wood, Chair

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Newsletter April Hearne

Advertising Paige Willingham

Social Committee

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Bevin Barrett, Katy Butterwick,

Suzanne Ludlow, Charmaine Jackson

Landscaping Committee

Scott Rose

Knollwood Village Reminders

Overgrown Yards

Please remember that properly maintaining your yard is required by the Deed Restrictions and by City Ordinance.

The City has already cited several property owners for violations. Consider clearing your debris and cutting the grass on your lot. Thank you for your cooperation.

Unleashed Dogs

Reports of dogs not on leashes have risen lately. Remember the law requires dogs to be on leashes whenever they are off their own property. Violators can be fined, and repeat violators can have their dogs confiscated.

Though your dog may be trained, please be considerate and obey the law so that we can all feel safe and comfortable in our own neighborhood.

Regular trash day is Thursday each week.

Heavy Trash is the 3rd Monday of each month. Remember your Odds & Evens: Tree Waste is collected on the 3rd Monday of odd months.

Junk waste is collected on the 3rd Monday of every even month.

Recycling is every other Thursday.

Houston Solid Waste Management has launched HTX Collects, a mobile app allowing residents to stay better connected with the City's waste and recycling collection programs.

The app is full of helpful tools and gives residents collection day reminders. Check it out.



Get Involved.

We need new volunteers for 2025 to join the KVCC committees and Board.

It does not require many hours of your time, just your passion to help preserve the quality of life in our neighborhood.

Interested?

Please email April Hearne at president@knollwoodvillage.org



KnollwoodVillageVoice

Knollwood Village Civic Club
WWW.KNOLLWOODVILLAGE.ORG
PO Box 20801
Houston, TX 77225

KnollwoodVillage.org

Check out our neighborhood website to:

- ☐ See current news
- ☐ Pay Dues
- ☐ View Deed Restrictions
- ☐ Submit for Architectural Control Committee (ACC) Review
- ☐ Learn about projects in our neighborhood
- ☐ Read archived newsletters
- ☐ Contact the KVCC Board
- ☐ Subscribe for email updates

